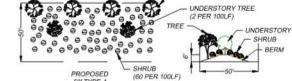


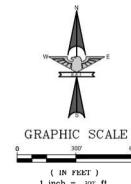
SITE AND DEVELOPMENT DATA	
JURISDICTION	MORRONE, NC
TAX PARCELS(S)	09120132, 09120001
STRUCTURE(S)	3 PARCELS (10,000 SF)
CURRENT ZONING	RD (RURAL, 74-401UNION COUNTY)
PROPOSED ZONING	PU (TACLES REST AT LANE LEE™)
USE CLASSIFICATION	COMMERCIAL/RESIDENTIAL
LOTS PROPOSED	67 UNITS
TOTAL AREA	340.51 AC
PROPOSED RIGHT-OF-WAY	39.48AC (11.59%)
STREAM BUFFER	19.15 AC (5.62%) NOTE: BUFFERS ARE 50' FROM TOP OF BANK
EX. POWER ESMT.	1.02 AC (TO BE ABANDONED AFTER CONSTRUCTION)
NET PROJECT AREA	280.86 AC
DENSITY	2.39 DUNUM ACRE
AREA IN LOTS	125.90 AC
COMMON AREA TOTAL	139.05 AC-40.8% (118+ ACRES COS, 21 AC EAGLES REST PARK)
COMMON AREA (IN FLOOD PLAIN)	2.4 AC (DAM REGULATED) 1.73% COS
COMMON AREA (IN PONDS)	12 AC (APPROXIMATE) 8.63% COS
COMMERCIAL(GB)	16.81 AC (4.8%)
GB BUILDING SETBACKS	
MINIMUM FRONT	20'
MINIMUM SIDE	5'
MINIMUM REAR	10'
MAX HEIGHT WITHIN PLU	3 STORIES
MINIMUM BUILDING SETBACKS (ALL TYPES)	
MINIMUM FRONT	30'
MINIMUM CORNERSIDE	40'
MINIMUM REAR	20'
MINIMUM LOT SIZE	5,500
60' LOTS	305
50' LOTS	305
55 & OLDER COMMUNITY	531
65 & OLDER COMMUNITY	139
TREE SAVE AREA:	48.6 AC. 14.72% (20' EAGLE REST PARK, 19.15' (WATERFALL) AND 10' ACRES WITHIN 100' UNDISTURBED BUFFERS)

BUFFER NOTES: BUFFERS TO MEET OR EXCEED WILDLIFE STANDARDS IN SECTION 8.3.5 OF UDO

1. **BUFFERS ALONG AGRICULTURAL PROPERTY ARE TO BE 10'-0", 54' WITH 4 TREES, 2 UNDERSTORY TREES, 60 SHRUBS, FENCE, WALL OR OTHER DEFENSES, 10' EARTH FENCE TO MAKE TO LEAVE EXISTING WOODED AREAS UNDISTURBED AND SUPPLEMENTED WITH NEW PLANTINGS WHERE NEEDED.**
2. **BUFFERS ALONG LAKE LEE ARE EITHER 50' OR 10' UNDISTURBED BUFFERS LEFT IN THEIR NATURAL STATE.**
3. **STREETCAFE BUFFERS ALONG WHITE STONE RD., KARLSON LEE RD. AND HWY 602 ARE A MODIFIED TYPE 1-BUFFERS.**
4. **BUFFERS SHOWN AS INCREASED FROM 50' TO 70' TO ACCOMMODATE AN 8' SWALE AGAINST THE R/W WITH MAINTENANCE EASEMENT ON THE BACK OF THE WALL. THE REMAINING 10' WILL HAVE 3 TREES AND 20 SHRUBS FOR**



PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED
BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.



EAGLES R
MO

PROVERBS 24:27,
231 POST OFFICE
INDIAN TRAIL NC 28

OVERALL REZONING BY AN

RZP-1